Report No: CP 2026-339
COMMUNITY PLANNING
Land Division Committee: November 5, 2026

To: Chair and Members of Oxford County Land Division Committee

From: Laurel Davies Snyder, Development Planner, Community Planning

Application for Consent and Minor Variance B26-42-4; A26-03-4 - Jason Miller

REPORT HIGHLIGHTS

- The purpose of this application for consent is to facilitate the creation of one (1) new residential lot for residential development and retain one (1) lot for residential development; both lots are within the Village of Beachville.
- The applicant has also requested a minor variance for the lot to be retained to permit a reduced frontage of 14 m (45.9 ft).
- Subject to the recommended conditions of approval, Planning staff are recommending approval of the application as it is generally consistent with the policy criteria of the Provincial Planning Statement and maintains the intent and purpose of the Official Plan with respect to residential infill development in Settlement Areas on underutilized sites.

DISCUSSION

Background

OWNER: Jason Miller
355 Oxford Avenue, Ingersoll, ON N5C 3H5

APPLICANT: Jody Riffel
355 Oxford Avenue, Ingersoll, ON N5C 3H5

LOCATION:

The subject property is legally described as Part of Lot 9, Concession Broken Front, Part 3, Plan 41R-10231, Township of South-West Oxford. The property is located on the south side of Beachville Road, between Budd Line and Foldens Line, and known municipally as 584518 Beachville Road.

OFFICIAL PLAN:

Lots to be Severed and Retained:

Schedule “S-1”	Township of South-West Oxford Land Use Plan	Settlement (Village of Beachville)

TOWNSHIP OF SOUTH-WEST OXFORD ZONING BY-LAW 25-98:

Lots to be Severed and Retained: 'Rural Residential Zone (RR)'

SERVICES:

Lots to be Severed and Retained: proposed private well and septic

ROAD ACCESS:

Lots to be Severed and Retained: County Road (Beachville Road)

EXISTING USES OF SUBJECT PROPERTY:

Lots to be Severed and Retained vacant

MINOR VARIANCE REQUESTED:

The applicant has requested relief from the provisions of Table 10.2 – Rural Residential Zone Provisions for the lot to be retained to reduce the minimum required lot frontage to 14 m (45.9 ft) where 35 m (114.8ft) is required.

PROPOSAL:

	SEVERED LOT	RETAINED LOT
Area	3,900 m^2 (41,979.3 ft^2)	3,436 m^2 (36,984.8 ft^2)
Frontage	48 m (157.5 ft)	14 m (45.9 ft)
Depth	80 m (262.5 ft)	138 m (452.7 ft)

The overall purpose of this application for consent is to facilitate the creation of one (1) new residential lot for residential development (single detached dwelling) and to retain one (1) residential lot for residential development (single detached dwelling), within the Village of Beachville.

To facilitate the proposed lot dimensions and layouts, and the required services on the lots, the applicant requested a minor variance for the lot to be retained to permit a minimum lot frontage of 14 m (45.9 ft) where 35 m is required.

It is noted that the application was circulated with a reference to an additional minor variance to the minimum lot depth requirement from 80 m (262.5 ft) to 59.6 m (195.5 ft) to address the removal of the area of the severed portion containing the proposed driveway, however staff note that this area should be included in the overall lot depth measurement and therefore no variance is required to lot depth.

The applicant submitted conceptual site sketches illustrating proposed lot layouts and dimensions, including proposed locations for future dwellings, wells, and septic systems, depicted by Plate 3.

The subject lands are currently vacant. Surrounding land uses generally consist of residential uses in the form of single detached dwellings to the north, east, and west, with an institutional use located to the north-east (Beachville Cemetery) and lands zoned for future development located to the south. The CP railway is located approximately 125 m (410 ft) to the north, with intervening residential properties.

Plate 1, Location Map with Existing Zoning, shows the location of the proposed lot to be severed and retained, and the existing zoning in the immediate vicinity.
Plate 2, Aerial Map (2025), provides an aerial view of the proposed lot to be severed and retained and the surrounding area.

Plate 3, Applicant's Sketch, depicts the proposed lot to be severed and retained and conceptual lot layouts, as provided by the applicant.

Application Review

2024 Provincial Planning Statement

The 2024 Provincial Planning Statement (PPS) provides policy direction on matters of provincial interest related to land use planning and development. Under Section 3 of the *Planning Act*, where a municipality is exercising its authority affecting a planning matter, such decisions shall be consistent with the statements issued under the Act. The following outlines the key PPS policies that have been considered but is not intended to be an exhaustive list.

Section 2.2 provides that planning authorities shall provide for an appropriate range and mix of housing options and densities to meet projected needs of current and future residents of the immediate area by:

a) establishing and implementing minimum targets for the provision of housing that is affordable to low and moderate-income households, and coordinating land use planning and planning for housing with Service Managers to address the full range of housing options including affordable housing needs;
b) permitting and facilitating:
    1. all housing options required to meet the social, health, economic and wellbeing requirements of current and future residents, including additional needs housing and needs arising from demographic changes and employment opportunities; and
    2. all types of residential intensification, including the development and redevelopment of underutilized commercial and institutional sites (e.g., shopping malls and plazas) for residential use, development and introduction of new housing options within previously developed areas, and redevelopment, which results in a net increase in residential units in accordance with policy 2.3.1.3;
c) promoting densities for new housing which efficiently use land, resources, infrastructure and public service facilities, and support the use of active transportation; and
d) requiring transit-supportive development and prioritizing intensification, including potential air rights development, in proximity to transit, including corridors and stations.

Section 2.3.1, General Policies for Settlement Areas, establishes that settlement areas shall be the focus of growth and development. Within settlement areas, growth should be focused in,

where applicable, strategic growth areas. Land use patterns within settlement areas should be based on densities and a mix of land uses which:

a) efficiently use land and resources;
b) optimize existing and planned infrastructure and public service facilities;
c) support active transportation;
d) are transit-supportive, as appropriate; and
e) are freight supportive.

Official Plan

The subject lands are located within a rural settlement, specifically a Village according to the Township of South-West Oxford Land Use Plan, as contained in the Official Plan. More specifically, the subject lands are located within the Village of Beachville and in an area of Beachville that is not served by municipal water and sanitary services.

Designated rural settlements comprise Rural Clusters, Villages and Serviced Villages. In order to accommodate anticipated rural growth, County Council promotes the location of non-agricultural uses within rural settlements as a means of protecting agricultural lands and natural areas, avoiding scattered and strip development and maximizing the efficiency of municipal services where they exist. The policies set out for Settlement Areas are designed to provide opportunities to develop a variety of housing required to meet the needs of County residents including ownership and rental housing, affordable housing and specialized housing in rural settlements where appropriate servicing levels are provided. Within the Village designation, a range of land use is permitted with the exception of multiple unit residential development involving more than two units.

Section 6.1, Rural Settlement Strategy, states that County Council promotes appropriate infill development and intensification of land and buildings in rural settlements consistent with the level of municipal services. Furthermore, the policies regarding infill development and intensification are designed to facilitate intensification which is complementary to existing development.

Section 6.2.2.1 defines infill housing as the placement of new residential development into established built-up areas on vacant or underutilized sites. In order to efficiently utilize designated residential land and any municipal servicing infrastructure, infill housing will be supported in Villages and in the Low-Density Residential areas of Serviced Villages. Backyard infill and street-oriented infill will be supported in Rural Clusters. The County Land Division Committee and Area Council will be guided by the policies when considering proposals for infill development in Low Density Residential areas. Section 6.2.2.1.2 provides policies to guide backyard infill development, which may involve new residential development behind an existing building facing a street, on a vacant lot with minimal street frontage (e.g. flag shaped lots), or on small vacant remnant parcels of land which cannot be integrated into a plan of subdivision. Backyard infill may involve development on existing lots or the creation of new lots by consent. Additional residential units and garden suites may also be permitted to the rear of an existing dwelling on a lot in accordance with the policies of Sections 6.2.2.2 and 10.3.9, respectively.

When considering proposals for backyard infilling, the County Land Division Committee and the Area Municipal Council will be guided by the following policies, as well as the policies of Section 6.2.2.1.4:

- the siting of any buildings and parking areas in relation to the size, configuration and topography of the lot is such that impact on light, view and privacy of adjacent backyards is minimal;

- for proposals involving more than two dwelling units, the exterior design in terms of height, bulk, scale and layout of the proposed building is consistent with present land uses in the area; and,
- direct vehicular access to a public street will be required and driveways will have sufficient width to allow efficient vehicular use and turning of both private and emergency vehicles and to provide for snow storage.

The subject lands are in proximity to the Canadian Pacific Rail Line, which is located approximately 125 m (410 ft) to the north, with intervening residential properties as illustrated on Plate 1 and Plate 2. Section 3.3.3.1 of the Official Plan addresses human made constraints with respect to noise, vibration and safety. This section provides that the Township and County recognize that there may be noise or vibrations that affect sensitive land uses located in proximity to industrial uses, major roads and railways. The objective of the Official Plan is to prevent or minimize the encroachment of noise sensitive land uses upon these areas and vice versa. Consequently, in accordance with Provincial criteria, County Council adopted noise level objectives as outlined in the Official Plan, and established that studies may be required to address the measurement, analysis and mitigation of noise or vibration effects prior to, or, as a condition of development and in recognition of the safety issues associated with locating sensitive land uses in proximity to railways, additional safety measures will be incorporated into new development as appropriate.

Notwithstanding minimum separation distances between sensitive land uses and industrial uses, major roads, and railways, the County or Town may reduce the requirement for the minimum separation distances from rail yards and waive the requirement for feasibility and/or noise studies where infilling or redevelopment for residential or mixed use is proposed on existing lots of record and for the creation of a single lot through the consent process for infilling, provided that:

- the proposed development is no closer to the zoned and designated facilities than existing sensitive land uses in the immediate area;
- existing railway authorities within the prescribed minimum separation distance are notified of the proposed development and have been provided the opportunity to comment, and;
- the composition and nature of the industrial land uses within the minimum separation distances are relatively stable and/or there is evidence that these areas are undergoing transition to other more compatible uses.

Zoning By-law

The subject lands are currently zoned ‘Rural Residential Zone (RR)’ in the Township of South-West Oxford Zoning By-law. The ‘RR’ zone permits several residential uses including an additional residential unit (ARU), an existing converted dwelling containing up to two dwelling units, a garden suite, and a single detached dwelling house.

The applicant is proposing the creation of one (1) new residential lot for future residential development and the retention of one (1) residential lot for future residential development. Where sanitary sewers are not available, the ‘RR’ zone requires a minimum lot area of 2,800 m² (30,139 ft²), a minimum lot frontage of 35 m (114.8 ft), and a minimum lot depth of 80 m (262.5 ft).

To facilitate the proposed lot dimensions and layouts, the applicant requested a minor variance for the lot to be retained to permit a minimum lot frontage of 14 m (45.9 ft) where 35 m is required.

The proposed lot to be retained will have an approximate area of 3,436 m^2 (36,984.8 ft^2), a reduced frontage of 14 m (45.9 ft) on Beachville Road, and a depth of 138 m (452.7 ft).

The proposed lot to be severed will have an approximate area of 3,900 m^2 (41,979.3 ft^2), an approximate lot frontage of 48 m (157.5 ft), and an approximate lot depth of 80 m (262.5).

Agency Comments

The application was circulated to a number of public agencies considered to have an interest in the proposal. All the comments received through the circulation process are summarized below.

The Township of South-West Oxford Chief Building Official (CBO) and Drainage Superintendent commented that the mutual agreement drain that runs through the property is solely the responsibility of the owners. The drain is to be maintained by the owners; the Township is not responsible for any maintenance.

The Township of South-West Oxford Clerk commented that the owner shall provide a cash-in-lieu of parkland payment for the creation of a residential lot, to the satisfaction of the Township of South-West Oxford.

Oxford County Public Works Staff provided the following comments:

- An Entrance Permit and a Work in Right-of-Way Permit will be required for the construction of the entrance for the proposed lots as per the County guidelines. The applicant shall complete a Work in Right-of-Way Permit for any work to be completed within the County municipal right-of-way. Permit applications that are deemed complete must be submitted a minimum of ten (10) business days prior to the start date. The County will require 100% securities for all works to be completed within the municipal right-of-way. This will be based on the contractors estimate for external works within municipal right-of-way. This amount shall be deposited to the County and will be released when the work has been completed to the satisfaction of the County.
- The applicant must provide a Traffic Control Plan for the proposed occupancy/work that meets the requirements of Ontario Traffic Manual (OTM) Book 7 – Temporary Conditions for the County's review with the permit application.

- Canada Post commented that mail for this property will be delivered via PO Box at the Beachville Post Office.

- Upper Thames River Conservation Authority (UTRCA) Staff and Township of South-West Oxford Public Works Staff indicated that they do not have any concerns with the proposal.

Public Consultation

Notice of Public Meeting regarding the applications was provided to surrounding property owners in accordance with the requirements of the *Planning Act* on October 22, 2026. At the time of writing this report, Staff had received written correspondence indicating support for the proposal, attached to this report as Appendix A: Public Feedback.

Planning Analysis

The purpose of the applications for consent and minor variance is to create one (1) new residential parcel for future residential development, and to retain one (1) parcel for future residential

development. Both the severed and retained lands are located within the Village of Beachville, and both are zoned 'Rural Residential Zone (RR)'.

The proposed consent to facilitate low density residential development served by private services is consistent with the Official Plan direction for limited growth within Villages and consistent with existing residential development in the area. The proposal is also consistent with residential infill development policies and policies supporting the development of underutilized sites. Staff note that residential lots in the immediate area vary in size and shape and the residential lots abutting the subject property are both flag-shaped lots, similar to the shape of the proposed lot to be retained. Staff are satisfied that the proposed lots are large enough to accommodate the required private services. The applicant has indicated that the shape and dimensions of the lot to be retained is due to the topography of the lands (which would allow for a 'flat' developable area at the top of the slope of the lot to be retained) and a desire to utilize the existing driveway area on the lot to be retained.

As noted, the subject property is located approximately 125 m (410 ft) south of the CP Rail Line and south of intervening residential properties containing existing dwellings and structures. While it is an objective of the Official Plan to prevent or minimize the encroachment of noise sensitive land uses on these areas, the Official Plan does provide that the typical setbacks and the need for a noise study may be waived for the purpose of infill development on existing lots of record where the proposed development is to be located no closer to the rail line than existing sensitive land uses in the immediate area. The proposed lot to be severed and lot to be retained are further away from the existing rail line and separated by Beachville Road, and existing residential development on Beachville Road, and as such Planning staff are satisfied that the proposal meets the policy criteria for development in proximity to adjacent rail line corridors. Planning staff are generally satisfied that proposed future residential development will be sufficiently set back from the rail line corridor, with existing intervening residential development and a County road (Beachville Road), and therefore the subject lands are appropriately buffered from the adjacent rail line to the north to meet the policy intent of the PPS and Official Plan for development in proximity to rail facilities.

In addition to the conditions recommended by the Township's Building Department, the Township of South-West Oxford has requested that a cash-in-lieu of parkland payment be included as a condition of approval.

The proposed new residential lot and lot to be severed generally meet the requirements of the 'Rural Residential Zone (RR)', save for the relief previously outlined in this report. Planning staff did not receive any comments regarding the requested minor variance or proposed lot shapes and orientation.

The applicant is proposing that a portion of the lot to be retained is solely dedicated to the driveway and the proposed minor variance for reduced frontage for the lot to be retained was included in the circulation of this proposal. When the area dedicated to the driveway is removed from the lot area, the lands that will contain the future single detached dwelling and necessary services (well, septic, area for potential septic replacement) will have an approximate area of 2,980 m^2 (32,076.5 ft^2) and lot depth of 59.6 m (195.5 ft). The total area of this portion of the lot exceeds the minimum lot area required for lots zoned 'RR' and Township and Planning staff are satisfied that this area will provide sufficient room for required services (and replacement), amenity space, parking requirements, maintenance of future dwelling and structures, and stormwater management. With respect to the requested lot frontage of 14 m (45.9 ft) on Beachville Road, Planning Staff are satisfied that this will provide sufficient width to accommodate emergency and fire services. To ensure that the proposed lots are developed in a manner consistent with Township regulations and standards and that adjacent existing residential lots and structures are

not negatively impacted by the proposed developments, analysis and review of a number of items will occur at the Building Permit stage. These items include but are not limited to site grading, site drainage, the location of well and septic systems, and access.

Planning staff have reviewed the proposal under the policy direction of the Provincial Planning Statement (PPS). Overall, planning staff are satisfied that the proposal complies with the PPS direction to provide an appropriate range and mix of housing types and densities for current and future residents and represents appropriate intensification within a designated settlement area, consistent with the private servicing that is proposed for the new residential uses. As such, Planning staff are satisfied that the proposal can be supported from a planning perspective, subject to the recommended conditions of approval.

RECOMMENDATIONS

Whereas the application for consent is consistent with the 2024 Provincial Planning Statement, is zoned appropriately and complies with the policies of the County of Oxford Official Plan, we are of the opinion that the applications are acceptable from a planning perspective, and should be granted, subject to the following conditions:

1. **The owner shall submit an updated survey to confirm lot sizes, dimensions of any existing and proposed legal rights-of-way, easements and/or vehicular accesses, to the satisfaction of the Township of South-West Oxford.**

2. **The owner shall acknowledge in writing that the mutual agreement drain that runs through the subject property is solely the responsibility of the owners. The drain is to be maintained by the owners; the Township is not responsible for any maintenance.**

3. **The owner shall provide a cash-in-lieu of parkland payment, to the satisfaction of the Township of South-West Oxford.**

4. **The Clerk of the Township of South-West Oxford advise the Secretary-Treasurer of the Land Division Committee that all requirements of the Town, financial and otherwise, have been complied with.**

And further, that the Land Division Committee approve Minor Variance Application A26-03-4 submitted by Jason Miller for lands legally described as Part of Lot 9, Concession Broken Front, Part 3, Plan 41R-10231, Township of South-West Oxford being municipally known as 584518 Beachville Road as it relates to:

1. **Relief from the provisions of Table 10.2 – Rural Residential Zone Provisions - to reduce the minimum required lot frontage to 14 m (45.9 ft) for the lot to be retained via B26-03-4.**

As the proposed variance is:

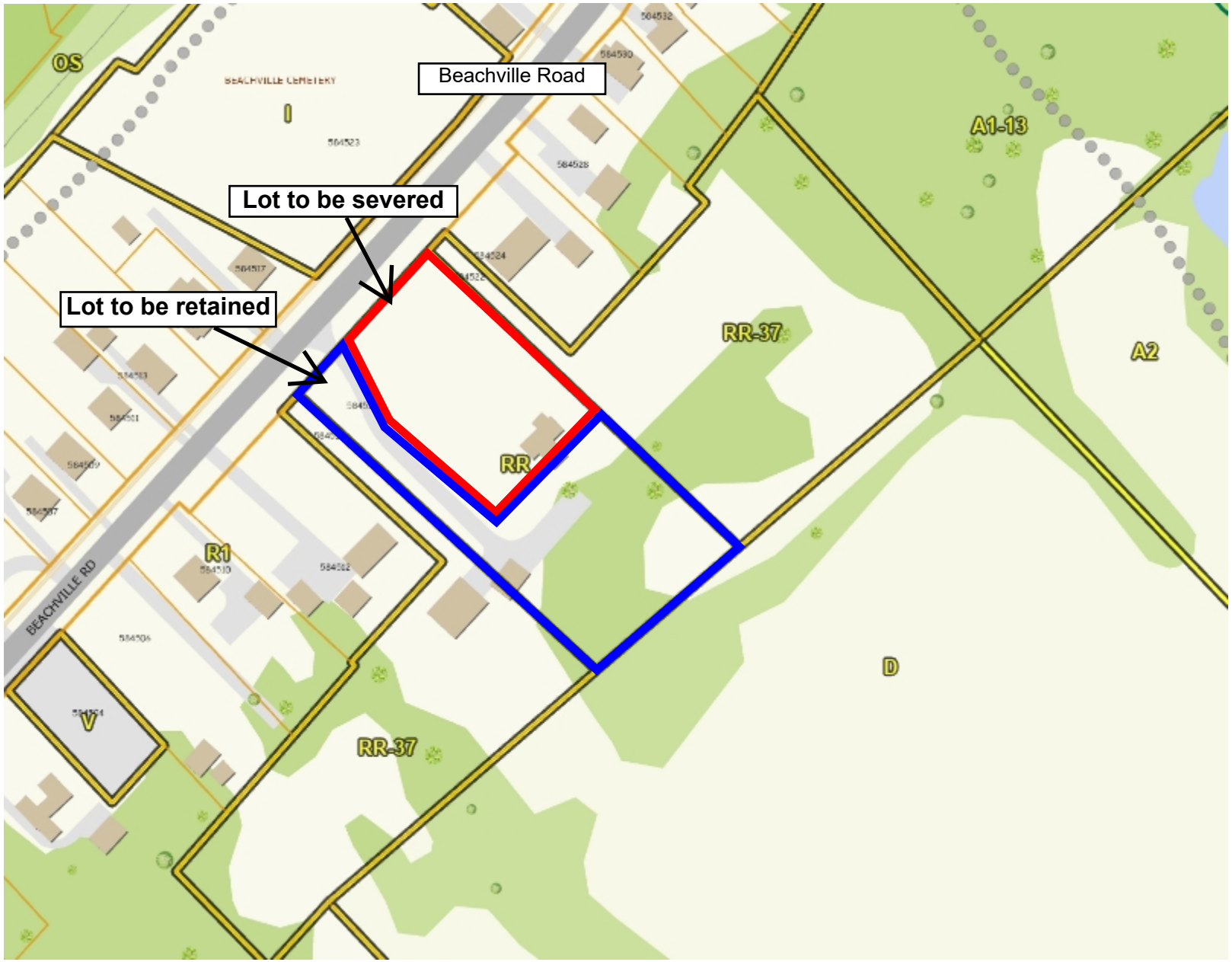
- **i. deemed to be a minor variance from the provisions of the Town of South-West Oxford Zoning By-law No. 25-98;**
- **ii. desirable for the appropriate development or use of the land;**
- **iii. in-keeping with the general intent and purpose of the Town of South-West Oxford Zoning By-law No. 25-98, and,**
- **iv. in-keeping with the general intent and purpose of the County Official Plan.**

SIGNATURES

Authored by: Original Signed By — Laurel Davies Snyder, MCIP, RPP
Development Planner

Approved for submission: Original Signed By — Heather St. Clair, MCIP, RPP
Senior Development Planner

Plate 1: Location Map with Existing Zoning
File No.: B26-42-4; A26-03-4 (Jason Miller)
Part of Lot 9, Concession Broken Front, Part 3, Plan 41R-10231, 584518 Beachville Road, Township of South-West Oxford



Legend

Parcel Lines
- Municipal Boundary
- Property Boundary
- Assessment Boundary
- Road
- Unit

Zoning Floodlines Regulation Limit
- 100 Year Flood Line
- 30 Metre Setback
- Conservation Authority Regulation Limit
- Regulatory Flood And Fill Lines

Land Use Zoning (Displays 1:16000 to 1:500)

Constructed Drains
- Open or Unknown
- Closed/Tiled

SWOX Constructed Drains
- Open
- Closed/Tiled

Notes



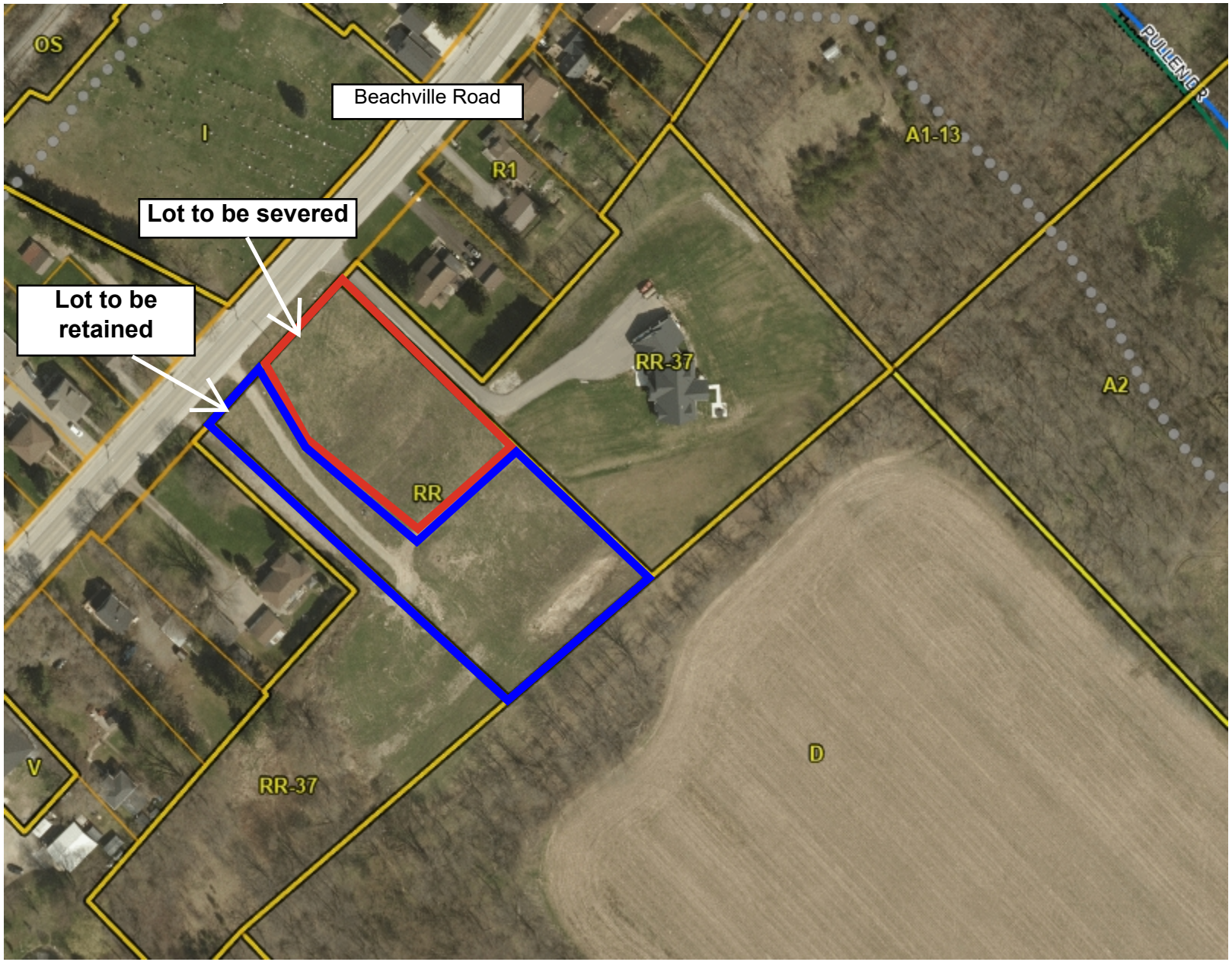
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NAD_1983_UTM_Zone_17N

This map is a user generated static output from an Internet mapping site and is for reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable. This is not a plan of survey

August 31, 2026

Plate 2: Aerial Map (2025)
File No.: B26-42-4; A26-03-4 (Jason Miller)
Part of Lot 9, Concession Broken Front, Part 3, Plan 41R-10231, 584518 Beachville Road, Township of South-West Oxford



Legend

Parcel Lines
- Municipal Boundary
- Property Boundary
- Assessment Boundary
- Road
- Unit

Zoning Floodlines Regulation Limit
- 100 Year Flood Line
- 30 Metre Setback
- Conservation Authority Regulation Limit
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Notes



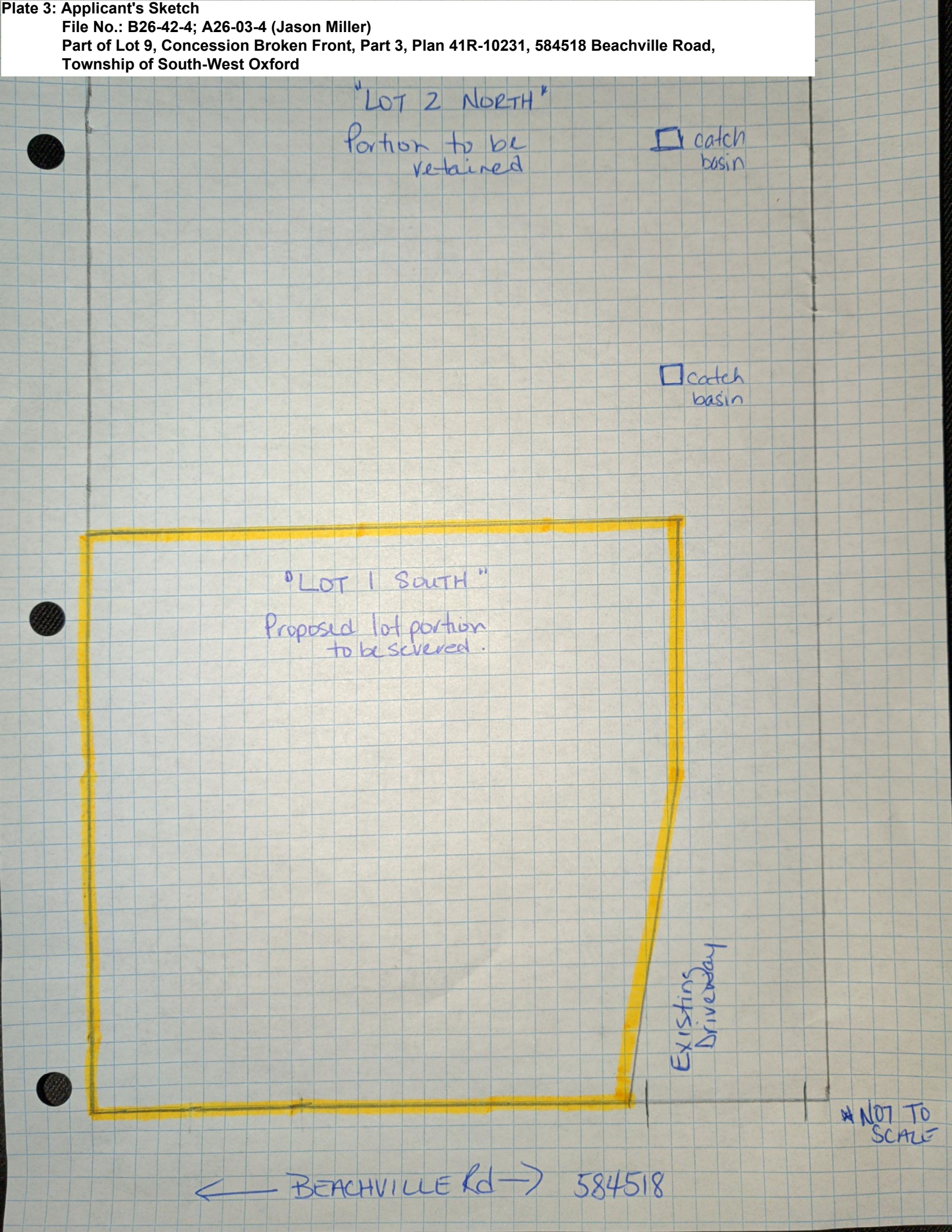
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August 31, 2026

Plate 3: Applicant's Sketch
File No.: B26-42-4; A26-03-4 (Jason Miller)
Part of Lot 9, Concession Broken Front, Part 3, Plan 41R-10231, 584518 Beachville Road, Township of South-West Oxford



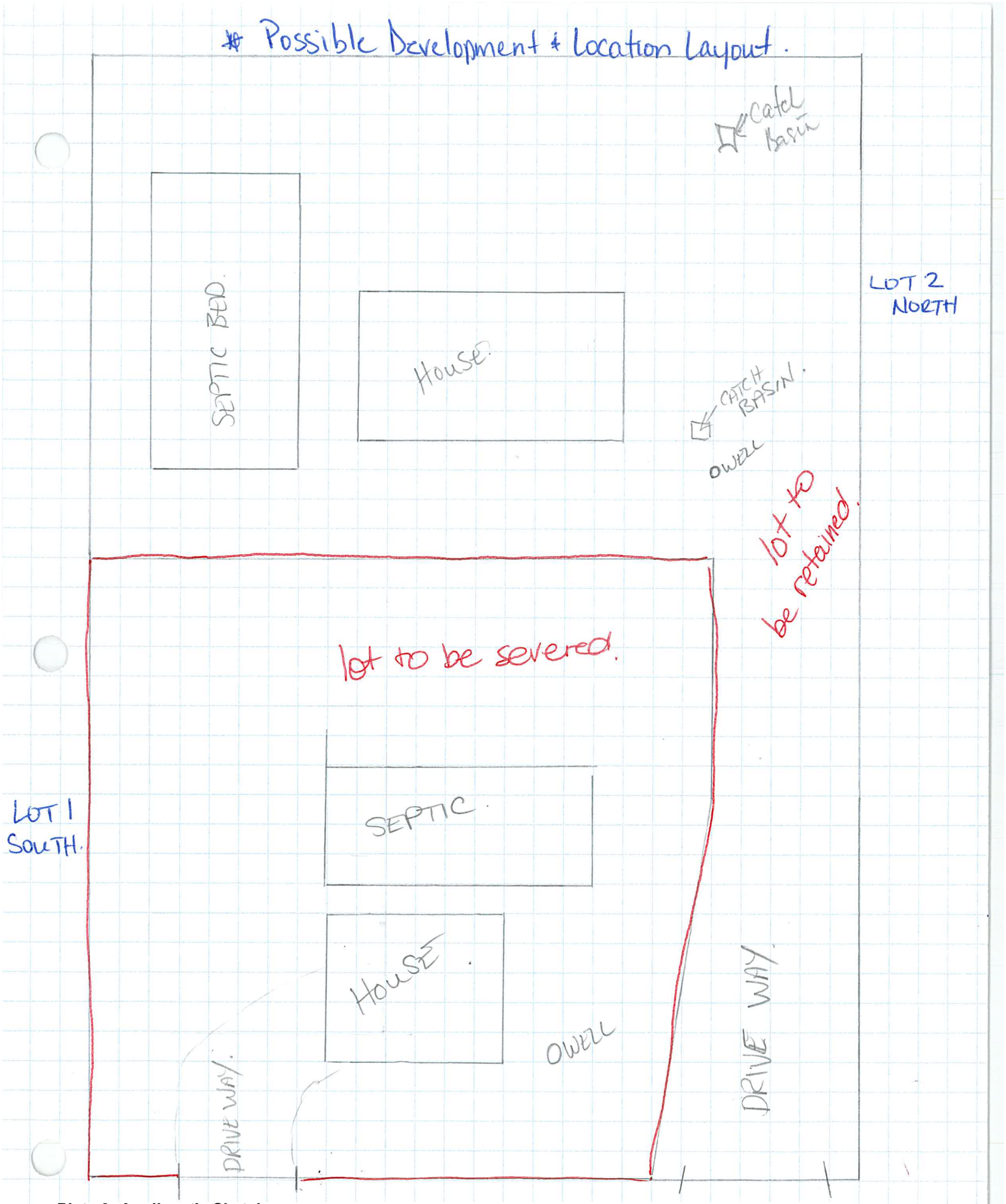
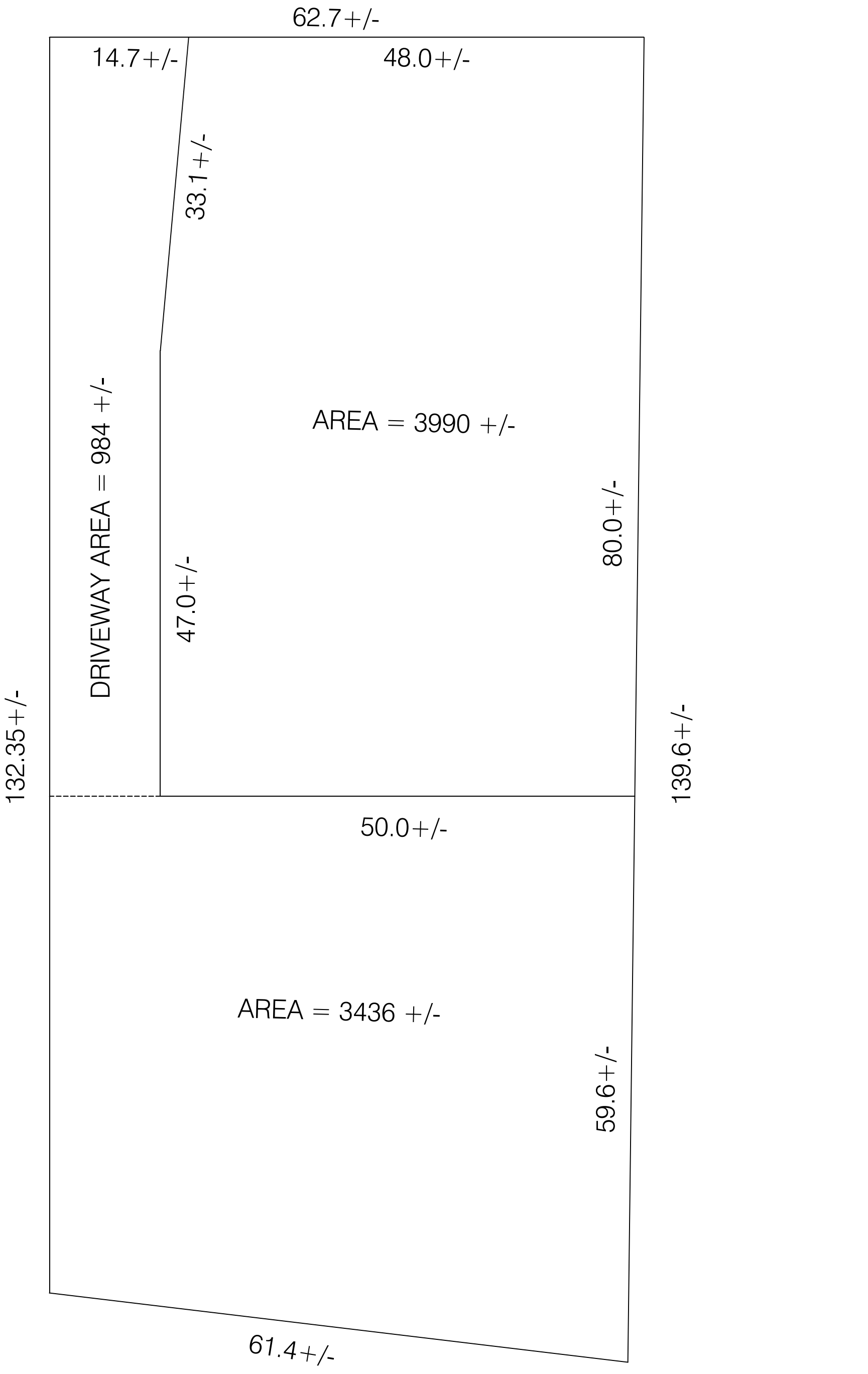


Plate 3: Applicant's Sketch
File No.: B26-42-4; A26-03-4 (Jason Miller)
Part of Lot 9, Concession Broken Front, Part 3, Plan 41R-10231, 584518 Beachville Road, Township of South-West Oxford



SKETCH FOR PROPOSED SEVERANCE
584518 BEACHVILLE ROAD

Plate 3: Applicant's Sketch
File No.: B26-42-4; A26-03-4 (Jason Miller)
Part of Lot 9, Concession Broken Front, Part 3, Plan 41R-10231, 584518 Beachville Road,
Township of South-West Oxford

Appendix A: Public Comments
B26-42-4; A26-03-4

From: WILLIAM SHIPP [redacted]
Sent: August 28, 2026 8:15 AM
To: [redacted]
Cc: Laurel Davies Snyder [redacted]
Subject: Support of severing Lot 584518

Good Morning

I am writing in support of severing the property at 584518 Beachville rd. I support the severance as Lot 1 and Lot 2 as a North and South lots.

That layout match the style of have a home more inline with the homes on this road. I prefer 2 lots over just 1 and it also is a plus for Tax dollars for both County and Township.

I believe this will not cause any negative impacts on our property or the surrounding homes. Please accept this letter as our full support for the land severance as Lot 1 and Lot 2 as a North and South lots.

Thank you
Bill and Cindy Shipp
[redacted]
Beachville On.

From: brenda Mitchell [redacted]
Sent: August 28, 2026 12:50 PM
To: Laurel Davies Snyder [redacted]
Cc: Jody Miller [redacted]
Subject: Severance support of 548518

To the county of Oxford
This letter is in support of severing property at 548518 into 2 separate lots.
Currently the lot stated is 2 acres. This property has a significant incline and is not appealing to potential buyers as is.
Having the property divided into 2 separate lots in an upper and lower format would keep the continuity with existing buildings.
I'm in full support of seeing this property developed in its full potential.
Thank you in advance for your consideration.
Brenda Mitchell

From: craig gillis [redacted]
Sent: Wednesday, 26 August 2026 19:50:25
To: Ward6 [redacted]
Subject: Beachville 2 lot creation

To Oxford land division and Oxford planning committee this is Craig Gillis, ward 6 councillor of South West Oxford Township. I'm writing to pass along my support of creating two lots from one that's being proposed in Beachville, to make a north lot and a south lot. I believe this proposal makes sense as both lots will be approximately 1 acre each, providing enough room for adequate servicing and access to both lots. As a member of the Township's housing committee for the past several years, I think this plan meets the goals that we've been trying to accomplish

by adding housing and not taking land out of agricultural production. This property is within the middle of the village of Beachville and ads two lots wear only one was. This increases our density and maximizes the usage of land. These proposed lots will be equal to or larger than many already contained in the village, keeping the same village feel and style.
I support this proposal and hope that it will get favourable support. Thank you for your time, sincerely Craig Gillis.

From: Sarah Jack [redacted]
Sent: August 26, 2026 9:25 PM
To: Laurel Davies Snyder [redacted]
Cc: [redacted]
Subject: Letter of Support – Proposed Land Severance of 584518 Beachville rd

To Ms Laurel Davies Snyder and all other parties it concerns,

Re: Letter of Support – Proposed Land Severance of 584518 Beachville rd.

I am writing to express my strong support for the proposed severance of the subject property into a **north and south lot**. I have a genuine interest in purchasing the proposed north lot and have submitted a **conditional Agreement of Purchase**, subject to the proposed severance being approved.

I believe the proposed severance would create a more practical and desirable parcel configuration while making better use of the existing characteristics of the property.

One of the primary reasons I support the proposed north/south configuration is the **topography of the property**. The property is situated on a hill, and the proposed upper lot contains a relatively **flat and naturally suitable area for a future home**. This would allow a residence to be located in an appropriate building area without unnecessarily creating extensive grading or requiring the house to be placed on a less suitable portion of the property.

From a purchaser's perspective, the proposed severance makes the property substantially more practical for its intended residential use. The ability to position a future dwelling on the flatter portion of the upper lot is an important consideration in my decision to purchase the property.

I respectfully ask that the proposed severance be considered on its own merits and with consideration given to the existing topography, practicality of the proposed lot configuration, and the ability to establish an appropriate building envelope.

Thank you for considering my comments and my support for the proposed severance.

Sincerely,

Sarah and Keagan Jack
Prospective Purchasers
[redacted]

To Ms Laurel Davies Snyder and all other parties concerned,

Re: Letter of Support – Proposed Land Severance of 584518 Beachville Rd.
We are writing to express our strong support for the proposed severance of the subject property into a **north and south lot**.

We support the proposed severance because it creates a more practical parcel configuration and better uses the property's existing access characteristics.
The property's topography also supports the proposed north/south configuration. The property is situated on a hill, and the proposed upper lot contains a relatively flat area suitable for a future home, allowing a residence to be located in an appropriate building area without extensive grading or placing the house on a less suitable portion of the property.

From a purchaser's perspective, the proposed severance makes the property more practical for residential use, and positioning a future dwelling on the flatter portion of the upper lot remains an important consideration.

We respectfully ask that the proposed severance be approved, as the property's topography, the practicality of the proposed lot configuration, and the ability to establish an appropriate building development all strongly support approval on its own merits.

Thank you for considering our comments in support of the proposed severance.

Sincerely,
David & Lorelei Mitchell
[redacted], Beachville,ON.
Gerry Mitchell
[redacted] Beachville Rd., Beachville, ON.